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2004 DEC 17 P 1:21

Arizona Corporation Commission  
**DOCKETED**

DEC 17 2004

Attorneys for Stardust Development, Inc.  
Lynne A. Lagarde

AZ CORP COMMISSION  
DOCUMENT CONTROL

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**BEFORE THE ARIZONA POWER PLANT AND  
TRANSMISSION LINE SITING COMMITTEE**

IN THE MATTER OF THE APPLICATION OF  
ARIZONA PUBLIC SERVICE COMPANY IN  
CONFORMANCE WITH THE REQUIREMENTS  
OF ARIZONA REVISED STATUTES  
SECTION 40-360, et seq., FOR A CERTIFICATE  
OF ENVIRONMENTAL COMPATIBILITY  
AUTHORIZING THE WEST VALLEY-NORTH  
230 KV TRANSMISSION LINE PROJECT,  
INCLUDING THE CONSTRUCTION OF  
APPROXIMATELY 25 MILES OF 230 KV  
TRANSMISSION LINES AND TWO  
SUBSTATIONS IN MARICOPA  
COUNTY, ARIZONA, ORIGINATING  
AT THE PROPOSED TS2 SUBSTATION IN  
SECTION 25 TOWNSHIP 3 NORTH, RANGE 2,  
WEST, G&SRB&M AND CONTINUING TO THE  
PROPOSED TS1 SUBSTATION IN  
SECTION 20, TOWNSHIP 4 NORTH,  
RANGE 2 WEST, G&SRB&M AND  
TERMINATING AT THE PROPOSED TS5  
SUBSTATION IN SECTION 29, TOWNSHIP 4  
NORTH, RANGE 4 WEST, G&SRB&M

Docket No:  
L-00000D-04-0127

Case No: 127

**NOTICE OF INTENT TO BE A PARTY**

I.

Pursuant to A.R.S. §40-360.05 and A.A.C. R14-3-206, STARDUST DEVELOPMENT, INC.  
hereby files notice of its intent to be a party at the above-captioned proceeding. Stardust  
Development, Inc. is the developer of the 613-acre Cortessa master-planned residential  
community located on the north side of Olive Avenue between Perryville Road and Citrus Avenue

1 ("Cortessa"). Cortessa was designed by Stardust Development, Inc., in conjunction with the  
2 previous owner Cortessa, L.L.C., as a residential community with family-oriented open spaces  
3 and amenities. Cortessa will create a neighborhood designed to endure and provide a quality  
4 family living environment for decades. Construction has already commenced at Cortessa,  
5 marketing of homes will soon be underway, and residents are anticipated to be moving into the  
6 community within the next 12-18 months.

7  
8 Cortessa's primary entrance and community identity elements are to be located along Olive  
9 Avenue based upon the knowledge that Olive Avenue was designated as the entry corridor into  
10 the White Tank Mountain Regional Park. The White Tank Mountain Regional Park and the  
11 associated aesthetic treatment of Olive Avenue as the Park entry corridor adds significantly to the  
12 desirability of Cortessa's residential community and the quality of life it will offer. The negative  
13 visual impact of the 230 kV transmission line towers will destroy the aesthetics of both Olive  
14 Avenue and the Cortessa residential community.

## 15 16 17 II. 18

19 Stardust Development, Inc., along with the previous owner Cortessa, L.L.C., has continuously  
20 opposed the routing of 230 kv transmission lines along Olive Avenue. Consequently, Stardust  
21 Development, Inc.. supports the preferred route in the application of Arizona Public Company for  
22 a Certificate of Environmental Compatibility filed on November 23, 2004, and opposes the route  
23 identified as Option 1 along Olive Avenue. As a party to the proceedings, Stardust Development,  
24 Inc. will request that the Committee approve the APS CEC as filed.  
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III.

Notices and service are requested to be sent to:

Lynne A. Lagarde  
Earl, Curley & Lagarde  
3101 N. Central Avenue, Suite 1000  
Phoenix, Arizona 85012

RESPECTFULLY SUBMITTED this 17<sup>th</sup> Day of December, 2004.

Earl, Curley & Lagarde, PC.  
3101 N. Central, Suite 1000  
Phoenix, Arizona 85012

By: Lynne A. Lagarde  
Lynne A. Lagarde  
Attorneys for Stardust Development, Inc.

ORIGINAL and twenty-five (25) copies  
of the foregoing filed this 17<sup>th</sup> day of  
December, 2004.

The Arizona Corporation Commission  
Utilities Division – Docket Control  
1200 W. Washington Street  
Phoenix, Arizona 85007

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2  
3 COPY of the foregoing hand-delivered/mailed  
4 this 17 day of December, 2004 to:

5 Laurie Woodall, Chairman  
6 Arizona Power Plant and Transmission  
7 Line Siting Committee  
8 Office of the Attorney General  
9 1275 W. Washington Street  
10 Phoenix, Arizona 85007

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